

1999 JUL 19 AM 11:02

MTCC 48673-LW
WARRANTY DEED

Vol. M99 Page 28589

JOHN K. MELL and MARILYN J. MELL, husband and wife, Grantor,

hereby grant, bargain, sell, warrant and convey to:

CUONG N. TRUONG and JENEVA K. BENSON, husband and wife, Grantee,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 26 IN BLOCK 13 OF STEWART, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3909-007BD-01500

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is 29,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 982, KENT, WA 98031

Dated this 15 day of July, 1999.

John K. Mell
JOHN K. MELL

Marilyn J. Mell Trusty
MARILYN J. MELL TRUSTY

State of Missouri
County of Camden

This instrument was acknowledged before me on July 15, 1999 by JOHN K. MELL AND MARILYN J. MELL TRUSTY

Billie Ash
(Notary Public for ~~Oregon~~ Missouri)

My commission expires _____

LELEASH
NOTARY PUBLIC STATE OF MISSOURI
CAMDEN COUNTY
MY COMMISSION EXP. JAN. 26, 2002

ESCROW NO. MT48673-LW

Return to:
CUONG N. TRUONG
P.O. BOX 982
KENT, WA 98031

State of Oregon, County of Klamath
Recorded 7/19/99, at 11:02 a m.
In Vol. M99 Page 28589
Linda Smith,
County Clerk Fee \$ 30 00